

049.0

0002

0020.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

877,900 / 877,900

USE VALUE:

877,900 / 877,900

ASSESSED:

877,900 / 877,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
67		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PIGOTT CHARLES A TRS-ETAL

Owner 2: CAHILL MARY ANN

Owner 3:

Street 1: 47 DUDLEY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 13,595 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Wood Shingle Exterior and 2115 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13595		Sq. Ft.	Site		0	70.	0.52	11			Med. Tr	-15					492,573						492,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		13595.000	385,300		492,600	877,900			34714
							GIS Ref		
							GIS Ref		
							Insp Date		
							02/23/16		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	385,300	0	13,595.	492,600	877,900	877,900	Year End Roll	12/18/2019
2019	104	FV	311,100	0	13,595.	492,600	803,700	803,700	Year End Roll	1/3/2019
2018	104	FV	311,100	0	13,595.	330,700	641,800	641,800	Year End Roll	12/20/2017
2017	104	FV	291,400	0	13,595.	316,700	608,100	608,100	Year End Roll	1/3/2017
2016	104	FV	292,300	0	13,595.	305,500	597,800	597,800	Year End	1/4/2016
2015	104	FV	243,000	0	13,595.	245,900	488,900	488,900	Year End Roll	12/11/2014
2014	104	FV	243,000	0	13,595.	219,800	462,800	462,800	Year End Roll	12/16/2013
2013	104	FV	252,900	0	13,595.	208,600	461,500	461,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12652-376		6/21/1974			No	No	N	

BUILDING PERMITS

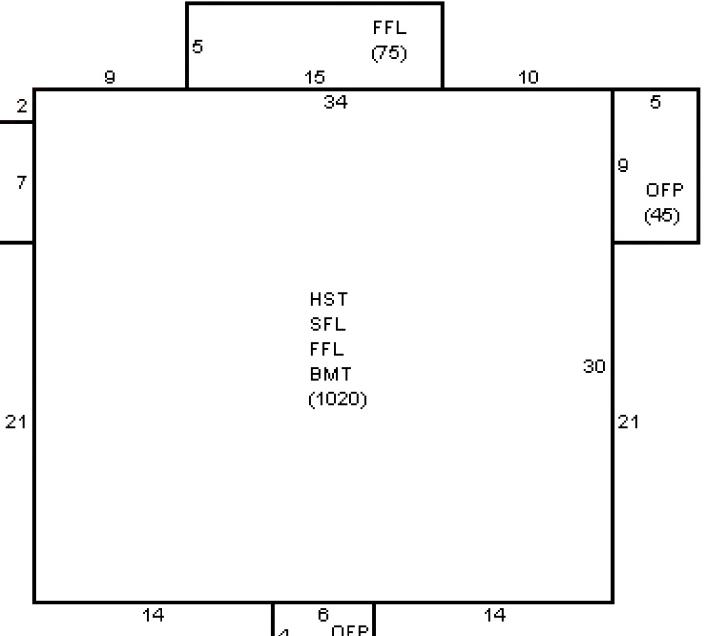
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2015	907	New Wind	5,200	7/8/2015				Replace 16 windows
6/17/1998	385	Manual	3,900					REROOF/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2016	Inspected	PC	PHIL C
11/19/2015	Permit Insp	PC	PHIL C
2/23/2009	Meas/Inspect	189	PATRIOT
3/15/2000	Inspected	263	PATRIOT
2/11/2000	Mailer Sent		
2/11/2000	Measured	197	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	12 - Multi-Conver		Full Bath:	2	Rating:	Average											
Sty Ht:	2H - 2 & 1/2 Sty		A Bath:	Rating:													
(Liv) Units:	2	Total: 2	3/4 Bath:	Rating:													
Foundation:	3 - BrickorStone		A 3QBth:	Rating:													
Frame:	1 - Wood		1/2 Bath:	Rating:													
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:													
Sec Wall:			OthrFix:	Rating:													
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:			Average									
Color:	GREY		A Kits:	Rating:													
View / Desir:			Frl:	Rating:													
GENERAL INFORMATION						WSFlue:	Rating:										
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1910	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdct:			Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN		
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:			No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster		Functional:			%	Interior:			2	4	2	M				
Sec Int Wall:		%	Economic:			%	Additions:										
Partition:	T - Typical		Special:			%	Kitchen:										
Prim Floors:	3 - Hardwood		Override:			%	Baths:										
Sec Floors:		%	Total:	31	%		Plumbing:										
Bsmnt Flr:	12 - Concrete						Electric:										
Subfloor:							Heating:										
Bsmnt Gar:							General:										
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	2 - Gas																
Heat Type:	5 - Steam																
# Heat Sys:	2																
% Heated:	100		% AC:														
Solar HW:	NO		Central Vac:	NO													
% Com Wall:			% Sprinkled:														
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS												PARCEL ID			049.0-0002-0020.A		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:						Total:					



The sketch shows a rectangular plot with dimensions 34' wide by 30' deep, totaling 1,020 square feet. The plot is divided into several sections: a central area labeled 'FFL (75)', a left side labeled 'OFF (35)' with a height of 9', and a right side labeled 'OFF (45)' with a height of 9'. The plot is bounded by 'HST' (Half Story) at the top, 'SFL' (Second Floor) on the left, 'FFL' (First Floor) at the bottom, and 'BMT' (Basement) on the right. A vertical dimension of 21' is shown on the left side.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,095	166.300	182,102	HST	100	UNF	100	A	
BMT	Basement	1,020	49.890	50,889						
SFL	Second Floor	1,020	166.300	169,629						
HST	Half Story	510	99.780	50,889						
OFF	Open Porch	104	32.040	3,332						
Net Sketched Area: 3,749				Total: 456,841						
Size Ad	2625	Gross Are	4259	FinArea	2115					

IMAGE



AssessPro Patriot Properties, Inc